

100 TYPICAL INTERNET NETWORK
CONFIGURATION

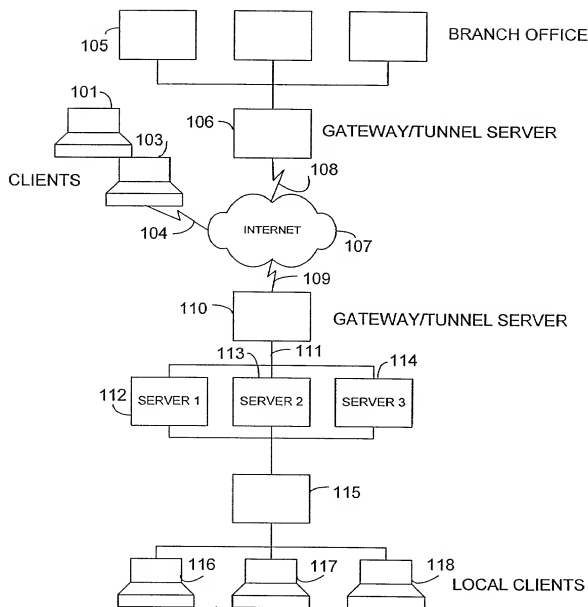


FIG. 1

200 TYPICAL GENERAL PURPOSE COMPUTER

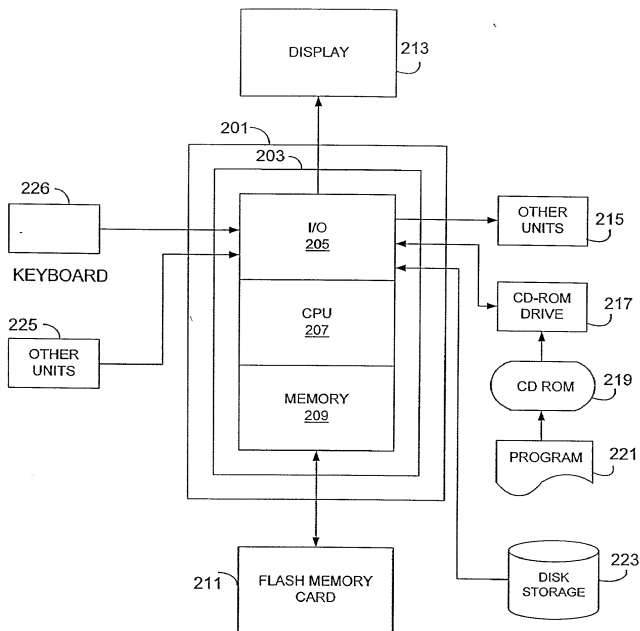


FIG. 2

Figure 3

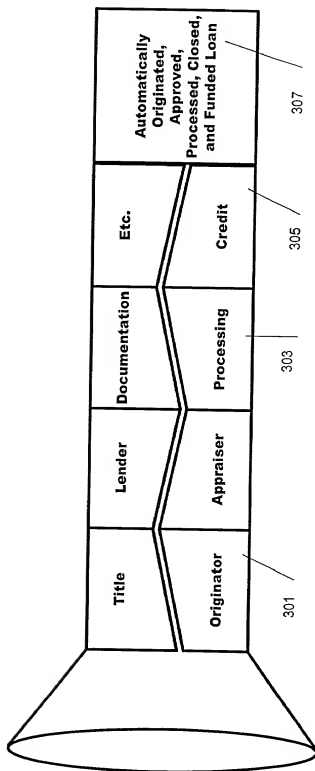


Figure 4A

400

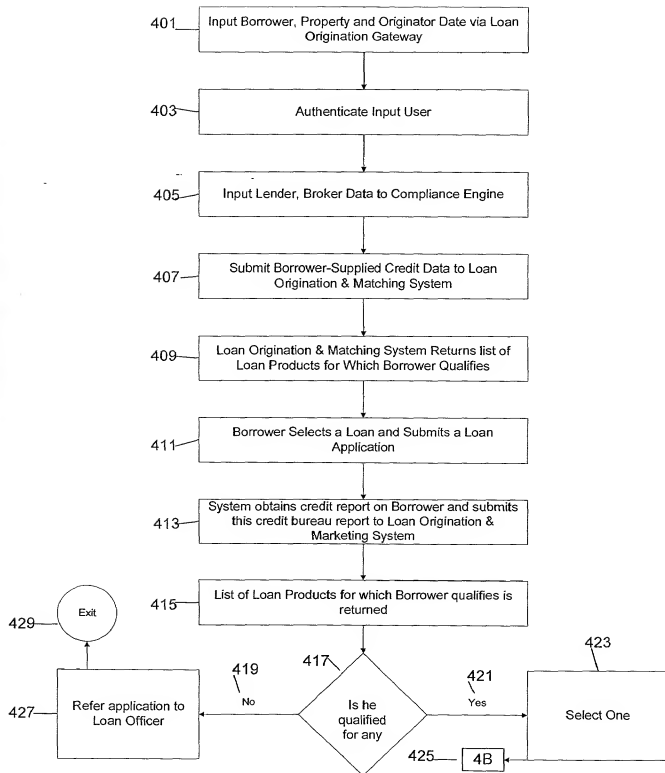


Figure 4B

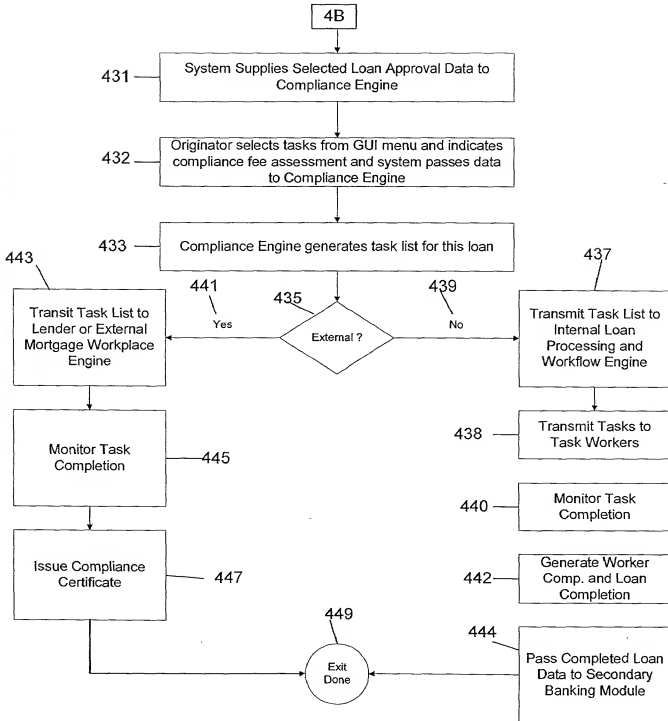


Figure 5

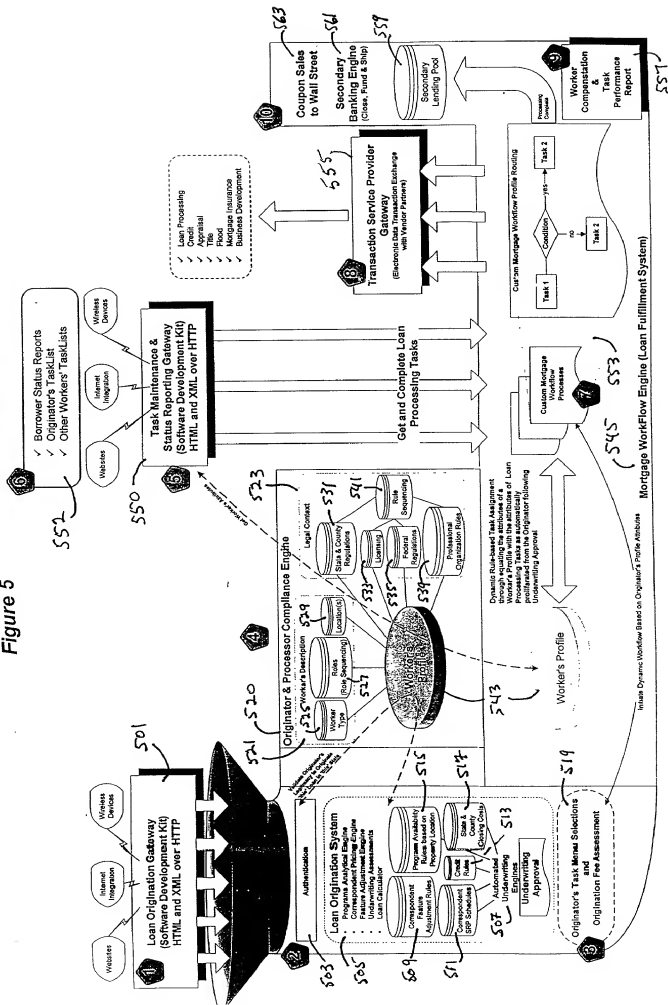
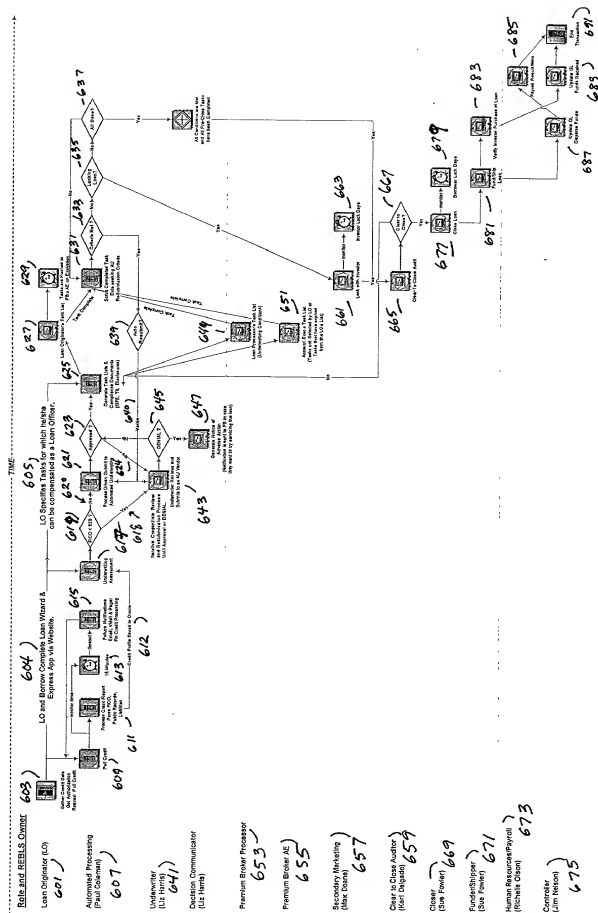


Figure 6

onepipeline.com Process Map & Workflow Definition: New Loan



Need to ask
a question?

Click here
for help.

Member Login

"The OnePipeline.com
system is simple,
fast and profitable."



Instructions: Welcome to the OnePipeline Loan Origination System. Please sign in.

New Users



[Sign Up Now](#)

Members

User Name

Password



[Login](#)



[I Forgot My Password.](#)

[Return to HomePage](#)

Figure 7

Need to ask
a question?

Click here
for help.

Main Menu

"We created a
better way to
originate a loan."



Welcome Joe Realtor

Enter the Loan Origination System

Start a Loan

Task List

Check Loan Status

Get More Info

Tools and Resources

OnePipeline University

Benefits

Marketing Support Tools

Modify My Account

Log Out

Return to HomePage

Figure 8

Loan Product Finder

I am interested in:

How will the property be used?

What is the property type?

How long do you plan to keep this property?

Property State:

Estimated Property Value:

If Purchase or Cash out, what percentage of the home value do you wish to borrow? (e.g. 80, 95, etc)

If Refinance, balance owed on mortgage(s):

Would you prefer Current Market Rate (7.875 %) or would you prefer to buy down the rate with discount points?

What is your estimated combined monthly income?

What are your estimated combined monthly debts?

☐ Purchasing a Property

☐ Primary Residence

☐ Single Family

☐ 1 - 5 years

☐ AL

☐ 100000

☐ 80 %

☐ 80000

☒ current market rate

☐ buy down with points

☐ 3000

☐ 250

Calculate

Close Window

Figure 9

Affordability Calculator

Affordability Information:

Debt/Income Ratio to use:

36 %

Today's Interest Rate

7.875 %

Cash Available for Down Payment

10000

Borrower Gross Income

7000

Co-Borrower Gross Income

0

Other Income

0

Total Automobile Payments

234

Total Revolving Accounts
Payments

200

Other Monthly Payments

200

Property Taxes (/Yr)

2000

Homeowner's Insurance (/Yr)

600

Instructions

Complete the information below to find out how much home can be afforded. No comma please.

[Calculate](#) [Close Window](#)

Figure 10

OnePipeline.com 5-Step Rapid Response System - Netscape	
Need to ask a question?	Click here for help.
Loan Origination Process Overview	
<p>Instructions: As a part of compliance, the loan originator is required to review and discuss the entire loan origination process with the borrower. To do so, simply click through the five-steps below. You will be asked to confirm that you have reviewed the process with your borrower.</p>	
1 Loan Shopper <i>Getting started</i>	Step 1: Loan Shopper <i>Getting PreQualified</i>
2 eXpress Application <i>Apply for your loan</i>	<ul style="list-style-type: none">• Complete the Loan Shopper with your borrower. Providing this information will determine the:<ul style="list-style-type: none">• Best loan program for your borrower• Lender that has the right loan program and the best rate• Loan amount your borrower will qualify for• Select your preferred lender or the best rate of the day.
3 Auto Underwriting <i>Loan Decision</i>	
4 FastTrak Processing <i>Loan Approved</i>	
5 Final Approval <i>Time to close your loan</i>	
1 Cancel	Next

Figure 11



Loan Shopper

Step 1-Loan Shopper | Step 2-ePress App | Step 3-Auto Underwriting | Step 4-FastTrack Processing | Step 5-Final Approval

Personalize My Loan | Property Info | Self Assessment | Financial Info | Loan Preference | Loan Products

Loan Number: 937266

Loan Originator: Joe Reaffor

Instructions: Choosing a lender is a very important part of the OnePipeline.com loan origination process. Carefully review the lenders and rates listed below. You can choose between the Best Rate of the Day or choose a Lender from the Preferred Lender List. Today's 30-year fixed rates are shown below for comparison purposes.

Before clicking the 'next' button, please print out this page and have your borrower sign the page indicating which lender they wish to use.

☒ Best Rate

☐ Select Lender

Today's 30-year Fixed Rates:

OnePipeline.com	8.250%	.000	8.389%
Citicorp	8.250%	.125	8.402%
Countrywide	8.250%	.500	8.442%
Flagstar	8.250%	.500	8.442%
GE	8.250%	.125	8.402%
National City	8.250%	.250	8.415%
PNC	8.250%	.375	8.429%
RBMG	8.250%	.375	8.429%

Chase	8.250%	.250	8.422%
Colonial	8.250%	.125	8.402%
First Union	8.250%	.625	8.455%
Fleet	8.250%	.375	8.429%
HSBC	8.250%	.875	8.482%
Norwest	8.250%	.125	8.402%
Provident	8.250%	.250	8.415%

last update at: 02/07/2000 10:06:58 AM

Choose a lender OnePipeline.com

All materials herein are copyrighted

Figure 12

Cancel

Next

Need to ask
a question?

Click here
for help.

Personalize My Loan

"Shopping for a mortgage has never been so convenient."



Instructions: Please answer a few questions on the following pages and we will find a loan that best fits your requirements and situation. The highlighted fields (**) are required.

Please enter the primary borrower's name

First Name:

Last Name:

How many borrowers will be part of this loan? -

**

What is the purpose of this loan?

Purchase

**

Figure 13

Need to ask
a question?Click here
for help.

↑ Property Information

Loan Shopper

Property Information

Lender Consultation

Self-Assessment

Financial Information

Loan Prefs

Results

"Relax. Once you've
found the home, the
hard part is over."



Cancel

Instructions: Complete the following information about the property you intend to buy. The highlighted fields (**) are required. Enter numbers without commas. (100000 not 100,000).

 Page
1 of 5

Loan number: 120775 Loan Originator: Joe Realtor Borrower: Frank Schmek
Total Borrowers: 1 Loan Purpose: Purchase

Approximate price of home (if refinance, enter market value of home)

\$ 15000 **

Subject property address (leave blank if not known)

1234 Any Street

Subject property city

Any Towne

Subject property State and Zip

AK

Number of units

1

Occupancy Type

Owner Occupied **

Property Type

Single Family Detached **

Building Status

Existing

If a condo or PUD - what are estimated HOA fees/month?

\$ 0 **

Cancel

Go Forward

Figure 14

"Just a few more questions and we're ready to apply for the loan."



[Cancel](#)

Instructions: You are required to answer all questions on this page to assess your credit situation. If any of the questions are answered 'yes' you may want to go to the [Credit Repair Kit](#).

Page
3 of 5

Loan number: 120775 Loan Originator: Joe Realtor Borrower: Frank Schmutz
Total Borrowers: 1 Loan Purpose: Purchase

Have you declared bankruptcy in the last 7 years?

☐ yes ☐ no

If so what kind of bankruptcy was filed?

If yes, what year and month was the bankruptcy filed?

Year: Month:

was bankruptcy due to financial mismanagement?

☐ yes ☐ no

Have you had a home foreclosed or given a deed in lieu in the last 7 years?

☐ yes ☐ no

If yes, what year?

Year: Month:

Do you have any outstanding liens or judgements?

☐ yes ☐ no

How many times have you been past due on any mortgage in the last 24 months?

How many times have you been past due on any other debt in the last 24 months?

How many times have you been past due on any mortgage in the last 12 months?

How many times have you been past due on any other debt in the last 12 months?

How long do you expect to be in the home?

Citizenship Status

[Go Back](#)

[Go Forward](#)

Figure 15

OnePipeline.com - Loan Shopper - Microsoft Internet Explorer provided by Millennium Star Networks, Inc.

Need to ask a question? [Click here for help.](#)

Financial Information [Property Information](#) [Lender Consultation](#) [Self-Assessment](#) [Financial Information](#) [Loan Prefs](#) [Results](#)

Loan Shopper

"First, let's run through the numbers."



Page 4 of 5

Instructions: Getting accurate information regarding your financial situation is very important. The calculators below are to insure that all the correct data is considered. **Using the calculators is required. You will not be able to insert information directly into the blank below.**

Loan number: 129775 Loan Originator: Joe Realtor Borrower: Frank Sohmk
Total Borrowers: 1 Loan Purpose: Purchase

	Current Housing Expenses & Real Estate Owned	
	\$ <input type="text" value="0"/> **	
	Income - Combined Total	Income type
	\$ <input type="text" value="0"/> **	Standard <input checked="" type="checkbox"/> **
	Debt - Combined Total	
	\$ <input type="text" value="0"/> **	
	Asset - Combined Total	Asset type
	\$ <input type="text" value="0"/> **	Standard <input checked="" type="checkbox"/> **

[Cancel](#)

[Go Back](#) [Go Forward](#)

Figure 16

**Need to ask
a question?**

**Click here
for help.**

Loan Preferences

Property Information

Lender Consultation

Self-Assessment

Financial Information

Dean Profs

Results

Loan Shopper

"The OnePipeline.com system is about having a choice."



Instructions: The amortization selected determines the monthly

Page 5 of 5

Loan number: 129775	Loan Originator: Joe Realtor	Borrower: Frank Schmuk
Total Borrowers: 1	Loan Purpose: Purchase	

Amortization (choose all that apply) ☒

We recommend you start with Fixed Products if you expect to live in your home for more than five years.

© Fixed © ARM © Balloon © All

Rate vs. Points

Points (also called discount points) are fees (1% of the loan amount) paid up-front to the lender to lower the interest rate (e.g. two points on a \$100,000 loan would cost \$2,000). A rule of thumb is one point will decrease the interest rate by .25%

☒ Prefer lowest available interest rate without paying points
☐ Prefer to lower the rate by paying points

0.000 Points you are willing to pay.

What Percentage of the home value do you wish to borrow?

-567 % ** (This value is calculated based on your total assets and the purchase price of the home)

What's the estimated close date for this loan?

less than 30 days

Go Back

Figure 17

Go Forward

Need to ask
a question?Click here
for help.

Loan Products

Loan Shopper

[Property Information](#)[Lender Consultation](#)[Self-Assessment](#)[Financial Information](#)[Loan Prefs](#)[Results](#)

"Please take a
minute to review
all the options."



Cancel

Instructions: The following are the loan programs that fit the criteria you entered on the previous pages. Please click on the loan program title that best meets your needs.

Loan number: 120775
Total Borrowers: 1

Loan Originator: Joe Realtor
Loan Purpose: Purchase

Borrower: Frank Schmek

Loan Product	Rate	Points	APR	Monthly Payment	Down Payment	Loan Amount
<u>15 Year Fixed Rate, Expanded Credit, Full Documentation</u>						
	8.625%	-0.750	10.137%	\$137.00	\$1,500.00	\$13,500.00
<u>Sub-Prime, 15 Year Fixed Rate, Full Documentation</u>						
	11.300%	0.000	12.721%	\$156.00	\$1,500.00	\$13,500.00
<u>15 Year Fixed Rate, 103% LTV</u>						
	14.000%	0.000	15.218%	\$190.00	\$1,500.00	\$13,500.00
<u>3% Down, 30 Year Fixed Rate</u>						
	8.875%	1.875	10.496%	\$113.00	\$1,500.00	\$13,500.00
<u>3% Down, 30 Year Fixed Rate</u>						
	8.875%	1.875	10.496%	\$113.00	\$1,500.00	\$13,500.00
<u>30 Year Fixed Rate, Expanded Credit, Full Documentation</u>						
	8.625%	-0.750	9.902%	\$111.00	\$1,500.00	\$13,500.00
<u>30 Year Fixed Rate, Expanded Credit, Full Documentation - Jumbo</u>						
	8.750%	-0.125	10.113%	\$112.00	\$1,500.00	\$13,500.00
<u>30 Year Fixed Rate, 103% LTV</u>						
	9.000%	-0.500	9.627%	\$120.00	\$1,500.00	\$13,500.00

Go Back

Figure 18

Need to ask
a question?Click here
for help.

Estimated Costs

Loan Shopper

Property Information

Lender Consultation

Self-Assessment

Financial Information

Loan Prefs

Results

"The estimate
gives you a good
idea of what you
can expect."



Instructions: Here is an overview of the loan product and an estimate of costs. Click the 'apply' button to apply for this loan.

Loan number: 128775

Loan Originator: Joe Reatter

Borrower: Frank Schmyk

Total Borrowers: 1

Loan Purpose: Purchase

Loan Program Selected:

15 Year Fixed Rate, Expanded Credit, Full Documentation

TERMS	PAYMENT
Loan Amount: \$13,500.00	Principal & Interest: \$134.00
Down Payment: \$1,500.00	Taxes & Insurance: \$17.00
Rate: 8.625%	Mortgage Ins: \$3.00
Points: -0.750	Total Monthly Payment: \$154.25

TOTAL ESTIMATED CLOSING COSTS

Origination Fee (HUD #801)	\$135.00
Points Paid/Discount	(\$101.25)
Appraisal Fee (HUD #803)	\$350.00
Underwriting Fee (HUD #812)	\$395.00
Administration Fee (HUD #815)	\$595.00
Settlement or Closing Fee (HUD #1101)	\$200.00
Title Insurance (HUD #1108)	\$250.00
Recording/Filing Fees (HUD #1201)	\$36.00
Survey (HUD #1301)	\$250.00
Per diem interest (HUD #901) 15 days @ \$3.19	\$47.85
Total:	\$2,157.60

Figure 19

OnePipeline.com - Loan Shopper - Microsoft Internet Explorer - provided by Millennium StarNetwork, Inc.

Need to ask a question? [Click here for help.](#)

Step 1 Completion

Property Information Lender Consultation Self-Assessment Financial Information Loan Profile Results

Loan Shopper

Loan number: 120775 Loan Originator: Joe Realtor Borrower: Frank Schumuk

Total Borrowers: 1 Loan Purpose: Purchase

You've completed Step 1 of our 5 step process.

As part of the program requirements, you have:

- explained the loan process,
- reviewed lenders,
- helped your borrowers make a decision,
- consulted on income and debt information,
- completed the prequalification process.

Based on the information and preferences you have selected a loan that best meets your borrowers criteria. Go on to Step 2, complete the eXpress Application and submit the loan for underwriting. Step 2 - eXpress Application gives you a pre-approval that will be reviewed by underwriting.

Selected loan product from Step 1 - Loan Shopper:

15 Year Fixed Rate, Expanded Credit, Full Documentation

Go Back Go Forward

"Doesn't it feel good to have more control of the loan process?"



Cancel

Figure 20

Need to ask
a question?Click here
for help.

Getting Started

eXpress Application

Disclosures Get Started Loan Property Borrower Financial Declarations Approved Products Origination Request Results

“Okay, Let's get
going and apply
for the loan.”



Page
2 of 9

Instructions: Please enter or confirm the following information for the Primary Borrower. The information that you provide on the following few pages will be used to pull your credit report. All fields on all pages are required.

Loan number: 123775 Loan Originator: Joe Realtor Borrower: Frank Schmuk
Total Borrowers: 1 Loan Purpose: Purchase

Primary Borrower

First Name

Frank

**

Last Name

Schmuk

**

Middle Initial

Age

29

**

Social Security

111-11-1111

**

Marital Status

☐ Married
 ☒ Single

**

Married to (which co-borrower)

None

**

Number of Dependents

0

**

Ages of Dependents (separate with commas)

0

**

 Go Back

Figure 22

 Go Forward

Need to ask
a question?

Click here
for help.

Getting Started

eXpress Application

Disclosures Get Started Loan Property Borrower Financial Declarations Approved Products Origination Request Results

"Okay. Let's get
going and apply
for the loan."



Save

Delete

Instructions: Please enter or confirm the following information
concerning the Primary Borrower's current residence.

Page
3 of 9

Loan number: 129775 Loan Originator: Joe Realtor Borrower: Frank Schmuk
Total Borrowers: 1 Loan Purpose: Purchase

Frank Schmuk

Current Street Address 1234 Any Street **

Current City Any Towne **

Current State, Zip AK 12345 **

Own/Rent ☒ Own ☐ Rent**

Length of time at this address Years 10 ** Months 0 **

If less than 2 years complete the following information

Previous address 1 (include city, state, zip)

Own/Rent ☒ Own ☐ Rent

Length of time at this address Years Months

Previous address 2 (include city, state, zip)

Own/Rent ☒ Own ☐ Rent

Length of time at this address Years Months

Go Back

Go Forward

Figure 23

Need to ask
a question?

Click here
for help.

Property Information

eXpress Application

Disclosures Get Started Loan Property Borrower Financial Declarations Approved Products Origination Request Results

"In just a minute
we'll be ready
to submit the
application."



Save

Delete

Instructions: Please enter or confirm the information regarding the subject property. Change or complete as required.

Page
5 of 9

Loan number: 120775 Loan Originator: Joe Reator Borrower: Frank Schmek
Total Borrowers: 1 Loan Purpose: Purchase

What state are you buying the property in?

AK **

Subject property address (leave blank if not known)

1234 Any Street

Subject property city

Any Towne

Subject property zip

Number of units

1 **

Occupancy Type

Owner Occupied **

How long do you expect to be in the home?

16-30 years

Property Type

Single Family Detached **

Building Status

Existing

If a condo or PUD - what are estimated HOA fees/month?

\$ 0

Go Back

Go Forward

Figure 25

Need to ask
a question?

Click here
for help.

Borrower Information

eXpress Application

Disclosures Get Started Loan Property Borrower Financial Declarations Approved Products Origination Request Results

"Now real estate
agents can do
more for their
clients."



Save

Delete

Instructions: Please complete the following information concerning the Primary Borrower's employment history. Previous employment is required if current employment is less than two years. All fields are required.

Page
6 of 9

Loan number: 129775 Loan Originator: Joe Reaffor Borrower: Frank Schmut
Total Borrowers: 1 Loan Purpose: Purchase

Standard Employee ☐

If self-employed, what % of business do you own?

Home Phone

Work Phone

Email Address

Yrs School

Employer

Employer Phone Number

Employer Address, City, State, Zip

Position

Type of Work

How Long?

Yrs. Mos.

Years in Profession

Yrs. Mos.

Previous Employer including Address, City, etc (if less than 2 years)

Figure 26

Need to ask
a question?

Click here
for help.

Declarations

Express Application

Disclosures Gift Started Loan Property Borrower Financial Dependencies Approved Products Origination Request Results

*Now a few simple
questions to finalize
the application.*

Instructions: Please answer ALL of these questions. If you
answer "yes" to any questions "a" through "i", please explain in the
field below.



Save

Delete

Loan number: 120775 Loan Originator: Joe Reaktor Borrower: Frank Schmek
Total Borrower: 1 Loan Purpose: Purchase

Borrower

- a. Are there any outstanding judgements against you? ☐ yes ☒ no
- b. Have you been declared bankrupt within the past 7 years? ☐ yes ☒ no
- c. Have you had property foreclosed upon or given title or deed in lieu thereof in the last 7 years? ☐ yes ☒ no
- d. Are you a party to a lawsuit? ☐ yes ☒ no
- e. Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure of judgement? ☐ yes ☒ no
- f. Are you presently delinquent or in default on any Federal debt or other loan, mortgage, financial obligation, bond or loan guarantee? ☐ yes ☒ no
- g. Are you obligated to pay alimony, child support, or separate maintenance? ☐ yes ☒ no
- h. Is any part of the down payment borrowed? ☐ yes ☒ no
- i. Are you a co-maker or endorser on a note? ☐ yes ☒ no

Please explain any "yes" answers in questions "a" through "i".

- j. Are you a US citizen? ☐ yes ☒ no
- k. If not, are you a permanent resident alien? ☐ yes ☒ no
- l. Do you intend to occupy the property as your primary residence? (if "yes", complete "m" below) ☐ yes ☒ no
- m. Have you had ownership interest in property in the last three years? ☐ yes ☒ no

(1) What type of property did you own?

Property 1

Property 2

Property 3

(2) How do you hold title to the home?

Property 1

Figure 28

<https://onesystem.onepipeline.com/LOS.nsf/all/4ff9A064E8AA7ABDE8725693E0163675?EditDocument> Microsoft Internet Explorer

**Need to ask
a question?**

Approved Loan Products

Express Application

Disclosures Get Started Loan Property Borrower Financial Declarations Approved Products Origination Request Results

"See what we mean by fast? You're well on your way..."



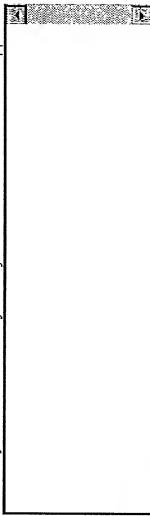
Instructions: A preliminary loan decision is listed below.

Page 9 of 9

Loan number: 129775 Loan Originator: Joe Reator Borrower: Frank Schmuk
Total Borrowers: 1 Loan Purpose: Purchase

We have not yet received your Credit Report electronically. Click [here](#) to continue and our underwriting staff will begin work on this application. You will have an underwriting decision within 24 hours.

Insert any extra information you may think be useful for the loan application

 Save Delete

 [Go Back](#)

Figure 29



MORTGAGE BROKER

REALTOR

About Us Profiles Investors Press Legal Site Map Contact Us

Welcome, Joe Realtor

Here are you tasks.
task description

Main Menu

Start A New Loan

Check Loan Status

Assigned to
892827 - Ben Franklin: Order acceptable commitment for title Insurance Joe Realtor
892827 - Ben Franklin: Order acceptable hazard insurance coverage with cor Joe Realtor
892827 - Ben Franklin: Obtain signed 1003 Good Faith Estimate. Truth in L Joe Realtor
892827 - Ben Franklin: Order flood certificate with applicable coverage Joe Realtor
892827 - Ben Franklin: Order signed copy of Credit Authorization and Busi Joe Realtor
892827 - Ben Franklin: Schedule Closing Joe Realtor
718330 - Nikki Bennett: Obtain signed copy of Credit Authorization and Bus Joe Realtor
718330 - Nikki Bennett: Obtain signed 1003 Good Faith Estimate. Truth in Joe Realtor
718330 - Nikki Bennett: Provide regular Borrower updates Joe Realtor
718330 - Nikki Bennett: Obtain ### months most recent (consecutive) bank s Joe Realtor
693954 - Tom Thumb: Provide regular Borrower updates Joe Realtor
693954 - Tom Thumb: Your assigned processing center is: Joe Realtor

[privacy policy](#)

Task List

Figure 30

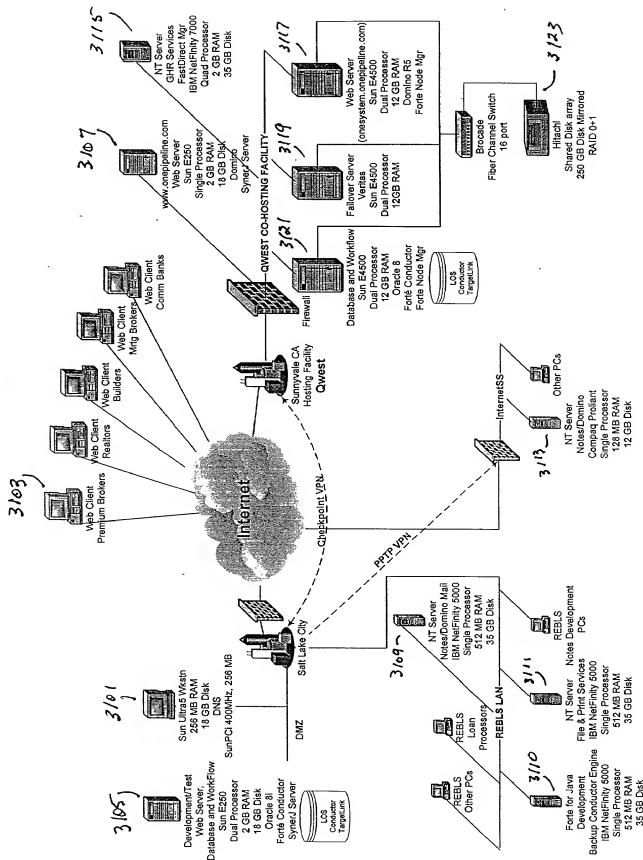


Figure 31

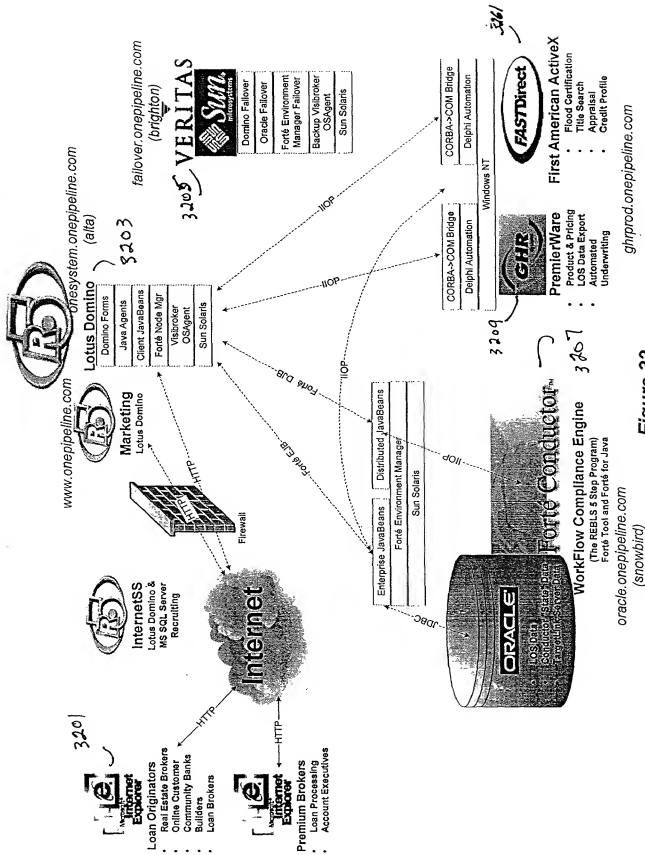


Figure 32

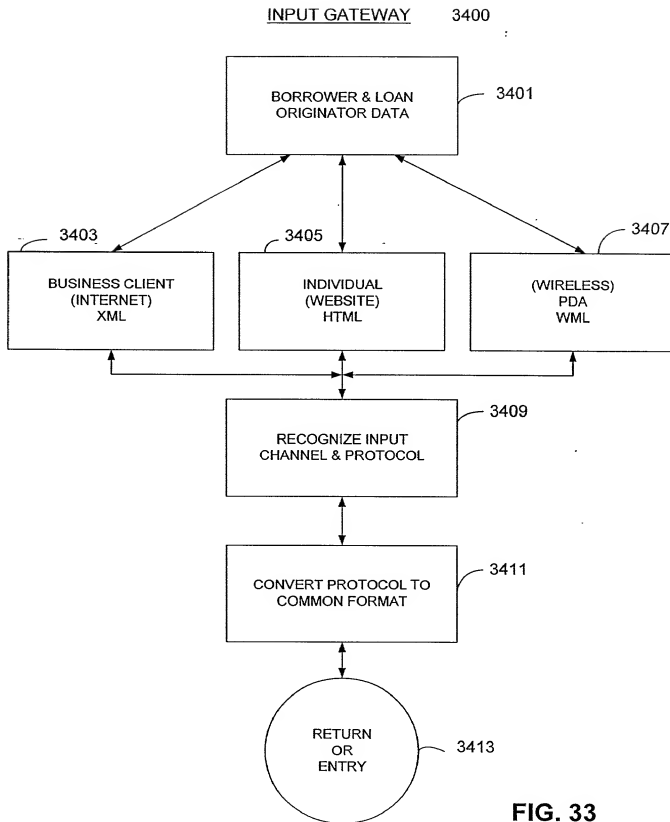


FIG. 33

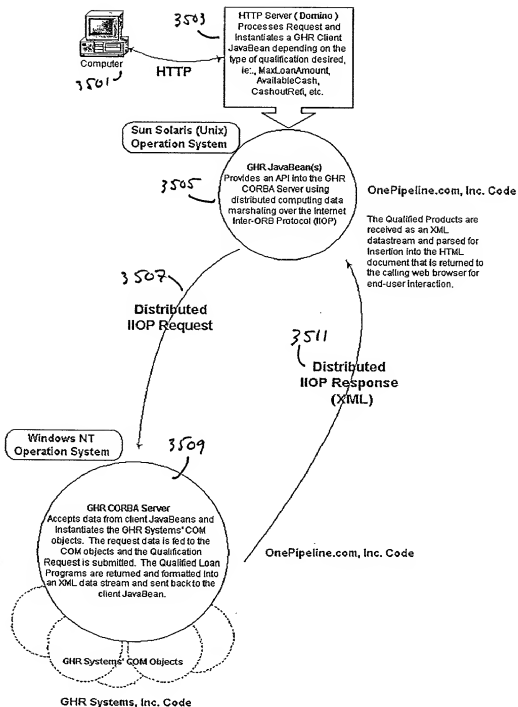


Figure 34

TASK MAINTENANCE & STATUS REPORTING GATEWAY

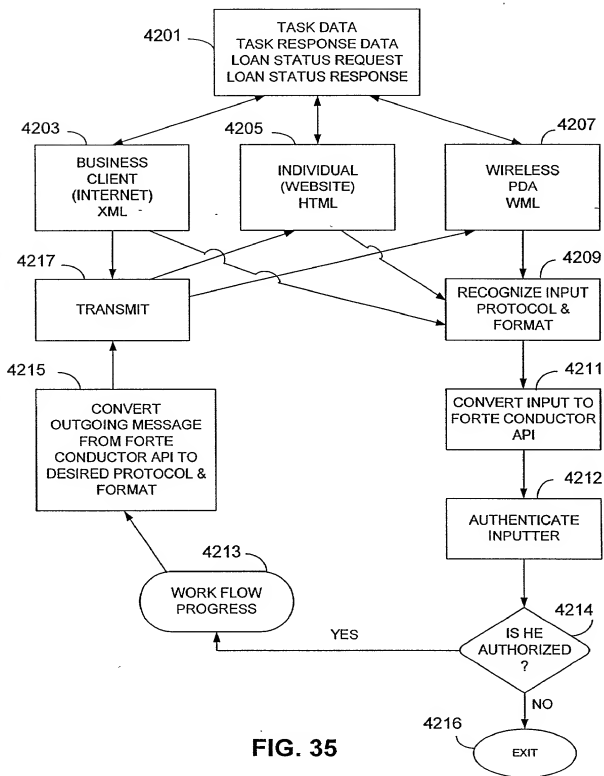


FIG. 35

TRANSACTION SERVICE PROVIDER GATEWAY 4400

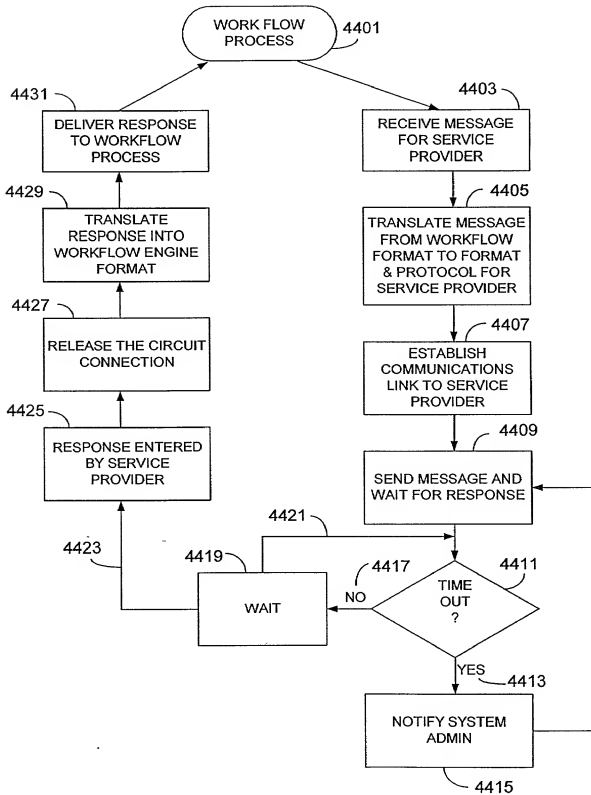


FIG. 36

Need to ask
a question?

Click here
for help.

Loan Origination Request

express Application

Disclosures Get Started Loan Property Borrower Financial Declarations Approved Products Origination Request Results

"Congratulations.
We'll get back
to you within
24 hours."



RESPA guidelines require that the Loan Originator must, at a minimum, complete the tasks outlined under Steps 1 and 2 of the OnePipeline Automated Compliance System in order to earn any portion of the loan origination fee. To earn the FULL loan origination fee, a Loan Originator must also complete all the tasks outlined under Steps 3, 4 and 5. Further, if the Loan Originator does not complete all the tasks within a selected Step in the designated time frame, that portion of the loan origination fee associated with that entire step will be paid to the party completing the tasks. This rule is designed to insure that OnePipeline loan originators meet or exceed the minimum threshold work requirements of RESPA for earning any compensation.

Instructions:

- 1) Authorize the loan origination fee, by entering a percentage in the space provided below
- 2) Select any of the unassigned the Steps that you, as Loan Originator, would like to complete.
- 3) Assign any remaining Steps to your Real Estate Broker or Mortgage Broker

I authorize a loan origination fee of % and request a loan for \$13500.

Loan number: 120775

Loan Originator: Joe Reatter

Borrower: Frank Schmutz

Total Borrower: 1

Loan Purpose: Purchase

Delete

Step 1: Consultation and Pre-Qualification 15% of loan origination fee

Task

- Coordinate marketing and advertising for potential borrowers Loan Originator
- Review and explain entire loan process to borrower
- Review and explain Pre-Qualification process with borrower
- Complete online Pre-Qualification process with borrower
 - Compare lenders for 30 year fixed rate loans
 - Select a preferred lender or interest rate
 - Assess borrower's credit situation
 - Offer credit repair information and advice
 - Assess current financial situation, including income/debt ratios, assets, and current housing situation
 - Review and explain the different loan programs available based on the borrower's situation
 - Determine the specific loan program best suited for the borrower based on the type of loan, cost of loan, interest rate and loan to value percentages

Review and explain the estimate of costs of the loan

Figure 37

Step 2: Loan Application **20% of loan origination fee**

Task

- Collect basic financial information from borrower
- Review and explain the Authorization to Verify Information to the borrower
- Have the borrower sign the Authorization to Verify Information
- Review and explain the Business Disclosure Statement to the borrower
- Have the borrower sign the Business Disclosure Statement
- Complete the online Loan Application
 - Estimate property value of new property purchase
 - Determine down payment and loan to value for the new property purchase
 - Review new property purchase information and status
 - Review and correct current financial situation from Pre-Qualification
 - Collect borrower information including declarations
- Determine loan origination fee
- Select any of the unassigned Steps that you, as the loan originator, want to complete. Assign remaining Steps to your Real Estate Broker or Mortgage Broker as appropriate.
- Schedule closing with borrower
- Order Title Report
- Order Appraisal

Loan Originator

Figure 38

Step 3: Loan Review and Administrative Tasks **15% of loan origination fee**

Task

- Provide quality control for and file/store copies of
 - Authorization to Verify Form, Business Disclosure Form, Good Faith Estimate, Truth In Lending Statement and other disclosures
 - Review loan file for accuracy with the borrower
 - Review and explain underwriting process and conditions with borrower
 - Review and explain underwriting process with borrower
 - Review and explain the financial information needed from the borrower
 - Review and explain the reason for the Homeowner's Insurance Binder with the borrower
 - Review and explain the reason for Title Report to the borrower
 - Review and explain the reason for the Appraisal to the borrower
 - Review and explain the reason for Flood Certification to the borrower
 - Review and explain the reason for the Survey (as required)
- Review of the underwriting conditions
- Submit file for underwriting approval

- Loan Originator
- Real Estate Broker
- Mortgage Processing Center

Figure 39

Step 4: Borrower Updates and Loan Processing
35% of loan origination fee

Task

- Review and explain underwriting decision with borrower
 - Review and explain other closing conditions to the borrower
 - Review and explain the Good Faith Estimate with borrower
 - Review and explain the Truth in Lending statement with borrower
 - Review and explain other federal and state disclosures with borrower
 - Get borrower's signature on documents
 - Collect the mandatory conditions from the borrower
 - Collect the income information (paystubs, W2 and tax records as required)
 - Collect the bank statements from the borrower
 - Collect the Insurance Binder information
 - Forward all conditions to processing
 - Review and explain the results of the Title Report
 - Review and explain the results of the Appraisal
 - Review and explain the results of the Flood Certification
 - Provide regular status updates to the borrower
 - Order the Flood Certification
 - Order the Survey (as required)
- ☒ Loan Originator
☐ Real Estate Broker
☐ Mortgage Processing Center

Step 5: Closing
15% of loan origination fee

Task

- Review and authorize the Clear to Close document from processing
 - Lock the interest rate for the loan
 - Coordinate closing with borrower and title company.
 - Attend closing
- ☒ Loan Originator
☐ Real Estate Broker
☐ Mortgage Processing Center

100% 95% 90% 85% 80% 75% 70% 65% 60% 55% 50% 45% 40% 35% 30% 25% 20% 15% 10% 5% 0%

Assigned To:

Table 1. The mean values of \bar{X} and $\sigma_{\bar{X}}$ (standard error of the mean) for the 1000 samples of $N(0,1)$ and $N(1,1)$ distributions. The mean values of \bar{X} and $\sigma_{\bar{X}}$ for the 1000 samples of $N(0,1)$ and $N(1,1)$ distributions are given in Table 1. The mean values of \bar{X} and $\sigma_{\bar{X}}$ for the 1000 samples of $N(0,1)$ and $N(1,1)$ distributions are given in Table 1.

Figure 41